

for sale

offers in the region of **£215,000**



## Petford Street CRADLEY HEATH B64 6DZ

A well-presented three bedroom family home ideal for First Time Buyers! Conveniently located, the property benefits from: porch, hallway, lounge, re-fitted breakfast kitchen, three bedrooms, family bathroom, pleasant rear garden and garage. Offered for sale with NO UPWARD CHAIN, viewing is highly recommended



# Petford Street CRADLEY HEATH B64 6DZ

## Approach

The property has a pathway leading to the front door with lawns to the side. The garage is situated to the left of the property with parking to the front. Double glazed door opens to porch

## Porch

Further door opens to hallway

## Hallway

Stairs to first floor accommodation, central heating radiator and door to lounge

## Lounge

11' 5" x 14' 9" max ( 3.48m x 4.50m max )

Double glazed window to front elevation, coving to ceiling, wood effect flooring, central heating radiator and door to kitchen

## Re-Fitted Breakfast Kitchen

14' 9" x 10' 2" max ( 4.50m x 3.10m max )

A stylish re-fitted kitchen with a range of wall and base units with work surfaces over, sink and drainer with boiling water tap, integrated oven, electric hob with extractor over, space for

American fridge freezer, space and plumbing for washing machine, double glazed window to rear elevation, Island with breakfast bar, under stairs storage cupboard, double glazed French doors opening to the rear garden

## First Floor Landing

Access to loft space, airing cupboard and doors leading to:

## Bedroom One

11' 11" plus wardrobes x 8' 1" ( 3.63m plus wardrobes x 2.46m )

Double glazed window to front elevation, central heating radiator, built in wardrobes

## Bedroom Two

11' 3" x 7' 11" plus recess ( 3.43m x 2.41m plus recess )

Double glazed window to rear elevation, central heating radiator, part panelled walls

## Bedroom Three

8' 6" plus recess x 6' 5" ( 2.59m plus recess x 1.96m )

Double glazed window to front elevation, central heating radiator





## Bathroom

Comprising: bath with shower over, heated towel rail, wash hand basin, low level w.c, tiled walls and double glazed obscured window to rear elevation

## Rear Garden

Patio area with artificial lawn beyond, gated access to the rear, timber shed, fencing to borders and outside tap

## Garage

Situated to the left of the property, there is parking to the front and up and over door.

## Land Registry

The property is currently awaiting new registry with HMLR, the application is pending, this can be expedited once the property is sold, the solicitors are chasing.





**Ground Floor**

**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 0121 550 6465**  
**E [halesowen@connells.co.uk](mailto:halesowen@connells.co.uk)**

10 Hagley Road  
 HALESOWEN B63 4RG

Property Ref: HSW316000 - 0006

Tenure:Freehold EPC Rating: C

Council Tax Band: B

**view this property online [connells.co.uk/Property/HSW316000](http://connells.co.uk/Property/HSW316000)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)